

WALG MEETING JULY 2nd at Village Hall 7-9pm

Attendance: Pete Sinton; Hugh Briggs; Bill Foster, Dave Stott; Roger Williams; Brian Tuck; Peter Buckton; Tristan Ogden (MM); Rob Burchell (Watercare – guest speaker).

Apologies: Maurice Purdy; Murray Chapman; Hueline Massey; Debbie Aldred; Tim Holdgate; Brian Mason; Noeline Walsh; and Greg Sayers.

Minutes of Meeting of 4 June: They were accepted as a true and accurate record of that meeting. Moved: Hugh; seconded: Peter Buckton

Agenda:

Council report - Greg Sayers(AC) did not appear and thus no report was presented.

RLB report - Tim Holdgate tendered his apologies. As no other member attended, there was no report

Dave Stott (One Mahurangi)

The Southern Link to SH1 is not included in NZTA's PPP's that are being set with contractors. They stated that it is not being provided for yet but is not "precluded" (whatever that means!). It could be at least 1-15 years for that to happen!

He was advised that earthworks for Change 93 would be starting this year (to include any road connections?)! Being under Fast Track legislation (with no likely appeals) it could progress quickly (what housing demand is there really?)

Speed Limits: increased limits from motorway to Sheep World will be imposed, regardless of strong concerns about safety at the Kaipara Flats Rd intersection. Survey undertaken not conclusive, although NZTA stated more in support of increase. In its criteria safety was only number 4 in priority!!! No action can be taken now with signs going in soon.

Hill Street: There is still no funding from Government. Maybe with restructuring of AT – AC funding could be available?

Looking at having small project bites to get it done in stages, to be integrated with services?

Transport Forum: next meeting is on Friday 25th July at Bridgehouse Hotel back bar room. Agenda will include all Plan Changes and current developments and the implications of them on the road and service networks (with limited funding available to implement what is needed!!). The NOR's are essential to be implemented to overcome significant traffic issues. EG, NOR2 to improve access as Woodcocks Road (school) will be a disaster if not built. Currently there are no detailed designs for any NOR's!! Forum needs to get an integrated approach, working with agencies and developers asap!

Events: The festival of Lights was successful despite the terrible weather, although understandably numbers were down. 4 weeks of Marketing Workshops – well attended and positive response (just need to get action!). A Business Data workshop will be held in August.

Rob Burchell (Watercare) – a very welcome guest coming to answer questions about various projects and processes.

Change 93 will have a series of pipes and pumps to be able to connect to WC system. Expects it to be compatible.

Heritage Bridge works - being done to limit overflow by about 50%. Works started and temp pipe will connect to larger pipe (temporary but maybe for 1 year). Will be replaced by a larger pipe.

Wastewater pipe: all consents lodged, using same good contractor. New tunnelling equipment being built over 6 months, used in Europe with great success. Only one section on Elizabeth Street trenched. Met with businesses to work it through. Only one part on bridge will require one lane and will be done in low season (June/July 2026).

Snells Beach works will be completed by 2027, not 2028 as intended. It will take new load in August to LM Park pump station.

He was thanked for coming along to educate us.

Scheme Changes: Peter Sinton summarised “progress”.

Change 93: The developers are about to commence earthworks soon once they have got a consent for this. As it is being fast tracked under Government direction, it is very likely that it will

go through quickly. There was concern about the future of the private waste water and water systems being able to connect adequately into the overall Watercare system and with long term maintenance. There is no funding for roading connections to SH1 and the town centre and any other improvements (eg Hill Street intersection), creating major traffic issues.

Arvida: has been declined by Council (Mayor) but it is going to Appeal by developers to the Environment Court. Council will have to contract defending lawyers and planners to support its case. It is unlikely to eventuate for some time, given the service and traffic issues.

Stubbs Farm: is underway with earthworks but there is no idea about service connections to enable housing to be built and occupied. It is proposing to build the link to Mansells Road and a transport hub, but this is not the full solution.

Dave Stott indicated that the Infrastructure and Transport Forum will have to prepare an integrated plan for all services and traffic links before all such development can be implemented (see above).

Technical Group: Peter gave a progress report on its recent meeting on the Town Centre (and Bowling Club site). It met with an urban designer Lauren who picked very quickly what we had in mind. Some of the team walked over the Bowling Club site with Lauren to get idea of slope, bulk of other buildings, access and parking areas. A concept would be worked up over next week or two to then present to adjacent landowners who would be included in this proposal, and then out in the public arena and to MM.

NAG (and for WALG) Bill Foster again outlined the community led approach that is needed here, in line with such an approach being adopted by other Councils in NZ and particularly overseas (with great success). Locals know local as opposed to the top down approach as adopted by AC. We have to prepare this pilot scheme to show RLB and AC that this community knows what it wants and what is needed to accommodate planned growth. Whilst we are focussing on the town centre now (as a matter of urgency), the overall Development Plan will be for all of the Mahurangi district.

To make it work, a (paid) Planning Coordinator is needed to bring all the community groups and experts. WALG is seeking a funding from RLB, initially for \$100K (may have to accept a smaller sum at first) for this person and other consultants.

Constitution: There was some discussion about getting this up and running. It needed a bit of tweeking and then out to the Companies Office for ratification. The current proposed name of Future Mahurangi was considered too close to One Mahurangi. Some ideas were considered but the Group would come up with an appropriate one over the next 2 days, to be able to present it to the RLB's meeting on the 16th July.

Other Business: None indicated other than Hugh briefly told of his meeting with Geoff Pitman (AC Parks Team Manager Rodney) re Bowling Club relocation options and need to integrate planning for all activities to meet growth in demand from new developments in progress. Issue with demand for other club's expansion on Shoemith Reserve limiting option for Bowling Club.

Close of Meeting

There was no further business raised so the meeting was closed at 8.50pm. Everyone was thanked for their support and attendance.

Next Meeting: Wednesday 6 August - same venue @ 7pm.

Hugh Briggs
Secretary